



WILLIAM T FUJIOKA  
Chief Executive Officer

## County of Los Angeles **CHIEF EXECUTIVE OFFICE**

713 KENNETH HAHN HALL OF ADMINISTRATION  
LOS ANGELES, CALIFORNIA 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

September 4, 2007

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS: EXPOSITION BOULEVARD  
PARCELS 3-1, 3-4, 3-5, AND 3-6  
SALE OF SURPLUS PROPERTY  
CITY OF LOS ANGELES  
(SUPERVISORIAL DISTRICT 2)  
(3 VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the easement for public road and highway purposes in Exposition Boulevard, Parcels 3-1 and 3-4, and fee interest in Parcels 3-5 and 3-6, to be no longer County highway purposes.
3. Authorize the quitclaim of easement and fee interest in Exposition Boulevard, Parcels 3-1, 3-4, 3-5, and 3-6, from the County of Los Angeles to the City of Los Angeles.
4. Instruct the Chairman to sign the Quitclaim Deed and authorize delivery to the grantee.

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to allow the County to quitclaim its easement and fee interest in Exposition Boulevard, Parcels 3-1, 3-4, 3-5, and 3-6, to the City of Los Angeles (City).

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs that we provide Community Services (Goal 6). This action will provide the City with interests in Exposition Boulevard which will enable them to proceed with their road improvement project, thereby improving the quality of life for residents in the County.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

In 1967, the County obtained jurisdiction from the City and acquired easement and fee interests for portions of Exposition Boulevard (formerly known as National Boulevard) over Ballona Creek. When the project was completed, the County relinquished jurisdiction back to the City prior to acquiring all rights for the project. This error was discovered when the City applied for a permit to widen Exposition Boulevard over Ballona Creek. Parcels 3-1 and 3-4 (17,179 square feet) and Parcels 3-5 and 3-6 (9,727 square feet) are located northerly and southerly of the Southern Pacific Railroad right of way, in the City of Los Angeles.

The proposed quitclaim is authorized by the Streets and Highways Code Section 960. This Section provides as follows: "Whenever the board of supervisors determines that any real property, or interest therein, acquired by the county for highway purposes is no longer necessary for those purposes, the county may sell or exchange the real property, or interest therein, in the manner and upon the terms and conditions approved by the board of supervisors."

The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals. The attached Quitclaim Deed has been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors  
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### **ENVIRONMENTAL DOCUMENTATION**

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The project is within the class of projects that have been determined not to have a significant effect on the environment in that they meet the criteria specified in Section 15312 of the State CEQA Guidelines and Class 12 of the County Environmental Document Reporting Procedures and Guidelines, Appendix G.

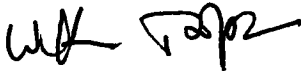
### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no impact on current County services or projects. This action will allow the City of Los Angeles to proceed with road improvements on Exposition Boulevard.

### **CONCLUSION**

Please return one adopted copy of this letter and the original Quitclaim Deed to the Department of Public Works, Mapping & Property Management Division.

Respectfully submitted,



WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:DLW  
PAP:adg

Attachment

c: County Counsel  
Auditor-Controller (Accounting Division - Asset Management)

# DUPLICATE

RECORDING REQUESTED BY  
AND MAIL TO:

City of Los Angeles  
Bureau of Engineering  
Bridge Improvement Program  
250 East 1st Street, Suite 700  
Los Angeles, CA 90012

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT  
TO SECTION 11922 OF THE REVENUE & TAXATION CODE.

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT  
TO SECTION 27383 OF THE GOVERNMENT CODE.

*Space Above This Line Reserved for Recorder's Use*

Assessor's Identification Number:  
4205-026 and 4205-034 (Portions)

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic (hereinafter referred to as COUNTY), does hereby remise, release, and forever quitclaim to the CITY OF LOS ANGELES, a municipal corporation, (hereinafter referred to as CITY), all its right, title, and interest in and to the real property, in the City of Los Angeles, County of Los Angeles, State of California, described as Part B in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING therefrom all oil, gas, petroleum, and other hydrocarbon substances and minerals but without right of entry to the surface of said land.

COUNTY does hereby also remise, release, and forever quitclaim to the CITY all its right, title, and interest in and to that certain easement for public road and bridge purposes acquired by Easement Deed, recorded on July 27, 1971, as Document No. 3733, in Book D5138, page 179, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the City of Los Angeles, County of Los Angeles, State of California described as Part A in said Exhibit A.

Dated \_\_\_\_\_

COUNTY OF LOS ANGELES,  
a body corporate and politic

By \_\_\_\_\_  
Chairman, of the Board of Supervisors of  
the County of Los Angeles

(COUNTY-SEAL)

ATTEST:  
SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

**File with: Exposition Boulevard (3)**  
Affects Parcels 3-1, 3-4, 3-5, and 3-6  
Also affects: BALLONA CREEK 2 and 23  
17-RW 2.3 and 3.1  
S.D. 2 M0323001

DB:bw

P:CONF:DB-QCD EXPOSITION BLVD 53107

By \_\_\_\_\_  
Deputy

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(COUNTY-SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.  
County Counsel

By   
Deputy

APPROVED as to title and execution,  
\_\_\_\_\_, 20\_\_\_\_.  
DEPARTMENT OF PUBLIC WORKS  
Mapping & Property Management Division

Supervising Title Examiner

By \_\_\_\_\_

#### CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the deed or grant herein, dated \_\_\_\_\_, from the County of Los Angeles, a body corporate and politic, to the City of Los Angeles, a municipal corporation, is hereby accepted, under the authority of the City Council of the City of Los Angeles, pursuant to Ordinance No. 171355, approved October 23, 1997, and the grantee consents to the recordation thereof by its duly authorized officer.

By \_\_\_\_\_  
Authorized Officer

Dated \_\_\_\_\_

**File with: Exposition Blvd. (3)**

Affects: Parcel 3-1, 3-4, 3-5 and 3-6

Also affects: BALLONA CREEK 2 and 23

17-RW 2.3 & 3.1

A.P.N. 4205-026-street (portion)

4205-034-street (portion)

T.G. 632(J7)

I.M. 114-157

Second District

M0323001

**LEGAL DESCRIPTION**

(Quitclaim of county's rights)

**PART A:** (Affects: Parcels 3-1 and 3-4)

Those portions of those parcels of land in Lot 12 and 29, Subdivision of the Southern Portion of the Rancho Rincon De Los Bueyes, as shown on map recorded in Book 53, page 25, of Miscellaneous Records, in the office of the Recorder of the County of Los Angeles, described as Part (a) and Part (b), in easement deed to COUNTY OF LOS ANGELES, recorded as Document No. 3733, on July 27, 1971, in Book D5138, page 179, of Official Records, in the office of said recorder.

Containing: 17,179± square feet

**PART B:** (Affects: Parcels 3-5 and 3-6)

Those portions of that certain strip of land shown as S.P.R.R. SANTA MONICA BRANCH, on map of the above-mentioned Subdivision of the Southern Portion of the Rancho Rincon De Los Bueyes, described as Parcel 3-5 and Parcel 3-6, in a Final Order of Condemnation, had in Superior Court Case No. 903201, a certified copy of which is recorded in Book D5722, page 118, of above-mentioned Official Records.

Containing: 9,727± square feet

**EXHIBIT A**